

ARTICLE VI: OVERLAY ZONES

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Chapter 19.170

Airport Protection Overlay Zone (AP)

19.170.010 Purpose

The Airport Protection Overlay Zone (AP) is established to implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for airports that affect land uses within the City of Riverside. The ALUCP is a State-required, long-range master plan that reflects the anticipated growth of an airport over a twenty-year time period. State law requires general and specific plans to be consistent with any ALUCP affecting the City. The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards. The Airport Protection Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

19.170.020 Safety Areas Established

The Airport Protection Overlay Zone (AP) is divided into 6 separate Compatibility Zones. The AP Overlay Zone and 6 Compatibility Zones are shown in the adopted ALUCP for each airport. The following Table shows the Compatibility Zones and provides a general description of each. For more detailed information refer to the adopted Riverside County ALUCP on file in the Planning Department.

Compatibility Zones	Description
A	Runway Protection Zone and within Building Restriction Line
B1	Inner Approach/ Departure Zone
B2	Adjacent to Runway
C	Extended Approach/ Departure Zone
D	Primary Traffic Patterns and Runway Buffer Area
E	Other Airport Environs

(A property in the AP Overlay Zone, the B1 Compatibility Zone and a base zone of R-1-7,000 would look as follows: R-1-7,000-AP-B1)

19.170.030 Permitted Uses and Related Regulations

Permitted Uses and related regulations are contained in Volume 1, Chapters 1-3 of the Riverside County ALUCP.

Chapter 19.180

Building Setback Overlay Zone (X)**19.180.010 Purpose**

The Building Setback Overlay Zone (X) is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone. A building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The Building Setback Overlay Zone may be applied to any zone and may be applied in conjunction with other overlay zones.

19.180.020 Application of Setbacks

Whenever the Building Setback Overlay Zone is established, no building shall be constructed on the property closer to any property line than the number of feet specified by the Overlay Zone, and the number of feet so specified shall take precedence over the setback requirement established by the underlying zone. For example, CG-X-50 indicates that the base zone of the property is CG (General Commercial), but the property is also within the Building Setback Overlay Zone (X), which designates the setback of the construction of a building on the property no closer than 50 feet to any property line. The distance may also be specified to apply to any particular property line.

19.180.030 Structures or Improvements in Special Setbacks

Notwithstanding any provisions of this Chapter to the contrary, the following structures or improvements may be erected, constructed or established within the special setbacks established in this Chapter, unless otherwise noted:

- A. Pedestrian access walkways.
- B. Vehicular access driveways.
- C. Fences or walls not exceeding three feet in height in yards adjacent to streets, or 6 feet up to the maximum otherwise permitted in all other yards.
- D. Off-street parking areas within the rear or interior side yard setbacks only, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheel stops.
- E. Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings
- F. Structures or improvements permitted within yard areas by and in conformance with the provisions of Chapter 19.630 (Yard Requirements and Exceptions). For the purpose of this subsection, the special setback requirement shall be considered a yard.
- G. Signs as permitted by Chapter 19.620 (Signs).
- H. Landscaped areas.

Chapter 19.190

Commercial Storage Overlay Zone (CS)

19.190.010 Purpose

The Commercial Storage Overlay Zone (CS) is established to permit storage uses in areas that are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer between incompatible uses. It is intended that the CS Overlay Zone be applied where typical development permitted by the base zone is not a practical use of the property. In particular, the CS Overlay Zone is not intended to be applied to valuable commercial or industrial, job producing properties except in usual circumstances. The Commercial Storage (as defined in Chapter 19.900 - Definitions) Overlay Zone may be applied to any zone except the RC, RA-5, R-3, R-4, CRC, any MU, Railway and PF Zones and may be applied in conjunction with other overlay zones.

19.190.020 Development and Use Standards

In addition to the development use standards applicable to the base zone, the following standards shall apply. Where conflict exists, the more restrictive standards shall apply.

A. Use Limitations, Including Storage Prohibitions

1. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.
2. No outdoor storage shall be permitted other than for storage of recreational vehicles.
3. Bulk storage of flammable or explosive matter or material as defined by the Uniform Fire Code is prohibited.
4. Storage of any matter or materials that creates obnoxious dust, odor or fumes is prohibited.

B. Use of Shipping Containers Prohibited

The use of prefabricated shipping containers shall not be permitted.

C. Site Development Standards

Development Standards	Requirement
Lot Area (Net)- Minimum	1 acre
Frontage Required on an Arterial or Collector Street – Minimum	100 ft. ¹
Building Height – Maximum	20 ft. ⁴
Distance from any street or any property zoned for residential use – Minimum	20 ft. ^{1, 2, 3}
Notes:	
1. Except when setbacks along major streets may require a greater setback.	
2. Use of Open Area. Notwithstanding any other provision of this section, open areas, including required setbacks from interior property lines, may be used for driveways, parking, outdoor storage, or landscaping.	
3. See Section 19.190.020(O) – Ministorage Buildings as Perimeter Wall.	
4. Buildings are limited to one story, up to 20 feet in height except that a caretaker's living quarter may be on the second floor of a two-story building up to 30 feet in height.	

D. Screening of Outdoor Storage and Doors

1. Where permitted, outdoor storage shall be screened in compliance with regulations set forth in Chapter 19.470 (Outdoor Storage). The height of perimeter walls and buildings shall be sufficient to completely screen recreational vehicle storage from public view.
2. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.

E. Building and Roof Design

All buildings shall be designed so as to resemble the predominant surrounding development, especially nearby residential uses. In particular design elements shall be included that break up long, monotonous building or roof lines.

F. Street Facades

The design and layout of the street side of the site shall provide a varied and interesting facade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements and landscaping.

G. Landscaping

Landscaping on the site shall be abundant and provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses especially abutting residential uses and provide visual relief from stark, linear building walls. In addition to any landscaping required for the base zone, all street setbacks must be fully landscaped.

H. Walls

All walls shall be designed to be compatible with the desired character of the area and shall be particularly sensitive to abutting residential uses. Use of rolled razor wire, barbed wire and the like shall be prohibited. The entire property shall be surrounded by a wall of 6-foot minimum height.

I. Mini-storage Buildings as Perimeter Wall

Mini-storage buildings can be used as the perimeter wall requiring no setbacks if there are no openings on the sides of the building which would form the perimeter wall.

J. Lighting

Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of Chapter 19.590 (Performance Standards) relating to lighting shall also apply.

K. Noise

For the purposes of minimizing noise impacts, the hours of operation and access to the storage units shall be limited to 7:00 A.M. to 7:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. on Saturday, Sunday and federal holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular basis. The provisions of Chapter 19.590 (Performance Standards) relating to noise as well as the provisions of Title (Noise) shall also apply.

L. Parking and Loading

Adequate loading and unloading areas shall be provided outside of any required fire lanes. Parking and loading shall be provided pursuant to Chapter 19.580 (Parking and Loading).

M. Caretaker's Unit Permitted

One caretaker's unit is permitted per each such development. The caretaker's unit may be located on a second story of a two-story building up to 30 feet in height.

19.190.030 Concurrent Site Plan and Design Review Required

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the CS Overlay Zone until Site Plan and Design Review approval have been granted pursuant to Chapters 19.770 (Site Plan Review) and 19.710 (Design Review), respectively.

Chapter 19.200

Building Stories Overlay Zone (S)

19.200.010 Purpose

The Building Stories Overlay (S) Zone is established to preserve and promote the health, safety and general welfare of the community, and to promote quality design consistent with General Plan policies by allowing for modifications to the building height standards established in a base zone. A building height standard may be reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Building height standards may also be increased to provide an incentive for mixed-use projects or to facilitate a more efficient and desirable use of land. The Building Height Overlay Zone may be applied to any zone, except the RA-5 and RC Zones, and may be applied in conjunction with other overlay zones.

19.200.020 Application of Building Stories Overlay Zone

Whenever the Building Stories Overlay Zone is established on any property, no building or structure shall be constructed on said property higher than the number of stories specified after the S on the Zoning Map of the City, and said number of stories shall take precedence over the height requirement permitted by the underlying zone. For example, BMP-S-3 indicates that the base zone of the property is BMP (Business and Manufacturing Park Zone) and the property is within the Building Stories Overlay Zone (S) and the maximum number of permitted stories is three.

19.200.030 Building Height Limit

The maximum overall building height limit in the Building Stories Overlay Zone shall be 20 feet for the first story permitted and 10 feet for each additional story permitted with overall building height measured between the average level of the highest and lowest elevations of the land covered by the structure and the highest point of the roof or parapet wall covering that structure (See Article X-Definitions).

19.200.040 Stories Variances Prohibited

Additional overall building height may be approved subject to the granting of a variance in the manner prescribed by this Title except no variance from the number of stories restriction is permitted.

Chapter 19.210

Mobile Home Park Overlay Zone (MH)

19.210.010 Purpose

The Mobile Home Park (MH) Overlay Zone is established to set forth standards to be applied to the development of new mobile home parks. The standards herein are intended to ensure a suitable living environment for those persons residing within a mobile home park and to ensure compatibility of such park with the surrounding area.

19.210.020 Applicability

- A. This Mobile Home Park Overlay Zone (MH) may only be applied in combination with a base zone of R-1-7000. The MH Overlay Zone may also be applied in combination with other overlay zones.
- B. Unless otherwise specified, the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act, shall apply.

19.210.030 Permitted Uses

Mobile home parks may be established within a Mobile Home Park Overlay Zone subject to the granting of a Conditional Use Permit processed pursuant to Chapter 19.770 (Conditional Use Permits) and to the provisions of this Chapter (Refer to the provisions of California Code of Regulations Title 25, Division 1, Chapter 2, Mobile Home Parks Act).

19.210.040 Development Standards

Table 19.210.040 sets forth the minimum development standards required for all new mobile home parks. In the event of conflict between these standards and those required for the underlying bare zone, the standards set forth in Table 19.210.040 shall prevail.

**Table 19.210.040
MH Overlay Zone Development Standards**

Development Standard	-MH
Density of a Mobile Home Park - Maximum	10 units/acre
Site Area – Minimum	
a. Mobile Home Park (gross area)	10 acres
b. Individual Mobile Home Space	Minimum space area shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Frontage on a public street for mobile home park site - Minimum	250 ft.
Dimensions for individual mobile home sites – Minimum	Minimum lot width and depth shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
a. Lot width	
b. Lot depth	
Building Height - Maximum	
a. Mobile Home Units within a Park	Building height shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
b. Mobile Home Park: - Permanent Structures	35 ft.
Lot Coverage: Individual Mobile Home Space – Maximum	Maximum lot coverage shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for an Individual Mobile Home Space - Minimum	Front, sides and rear yard setbacks for each individual mobile home space shall be established and maintained in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
Setbacks for Mobile Home Park: - Minimum (Applies to the perimeter setbacks of the park)	
a. Front ^{1, 2}	20 ft.
b. Street side ^{1, 2, 3}	20 ft.
c. Interior side ^{2, 3}	10 ft.
d. Rear ^{2, 3}	10 ft.
Building Separation	Building separation shall conform with Title 25 (Housing and Community Development) of the California Code of Regulations.
a. Between Mobile Home Units; and	
b. Between Mobile Home Units and Accessory Structures	

Notes:

1. Except where the average setback of existing dwellings on the same block exceeds the minimum required front and/or street side setback, the setback of the mobile home park shall conform to that average depth.
2. All required setbacks shall be suitably landscaped and maintained pursuant to Chapter 19.570 (Landscaping) of the Zoning Code.

3. The park side yard setback shall not be a substitute for the required mobile home space yards.
4. Outside of mobile home parks, mobile homes shall comply with the developments standards of the underlying base zone.

19.210.050 Additional Development Standards

The following additional standards shall apply to all new mobile home parks.

A. Management

Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the Conditional Use Permit application submittal. All mobile home park communities shall participate in the City's Crime Free Multi Housing Program, or its successor equivalent.

B. Site Use and Improvements

Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.

C. Roadways

Access to the mobile home park shall be provided from a public roadway, including an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.

D. Fences and Walls

A minimum 6-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located along the front and street side setback and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum 6-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.

E. Landscape Buffer

When a mobile home park shares a common boundary with a residential use, a 10-foot landscape setback shall be provided along the common property line.

F. Landscaping

All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (Landscaping).

G. Accessory Structures (Storage Building, Garage, Carport, Awning, Cabana, Greenhouse, etc.)

Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for

Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.

H. Common Open Space

A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.

I. Utilities

Unless otherwise specifically authorized by the designated Approving Authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.

J. Parking

Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home space, one may be located behind the other (in tandem) and need not have independent vehicular access.

Chapter 19.215

Neighborhood Commercial Overlay Zone (NC)**19.215.010 Purpose**

The Neighborhood Commercial Overlay Zone (NC) is established to:

- A. Provide nearby neighborhoods with commercial centers which encourage and allow residents safely walk to a neighborhood center and promotes social interaction through the types of uses allowed. For instance, sit down restaurants are encouraged, while drive thru fast food restaurants are prohibited.
- B. Provide supplemental project review, limitations on uses, and additional development standards to address potential incompatibilities and adverse effects of commercial development which is adjacent or in proximity to residential neighborhoods.

19.215.020 Application and Permit Requirements**A. Application**

The Neighborhood Commercial Overlay Zone may be applied to the Commercial General (CG) or Commercial Retail (CR) Zone and in combination with other overlay zones as appropriate. The Neighborhood Commercial Overlay Zone shall be applied pursuant to the procedures of Chapter 19.810 (Zoning Code Text/Map Amendment).

B. Permit Requirements

In addition to any other permits required by the Zoning Code, no new building, structure or sign exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the Neighborhood Commercial Overlay Zone until Design Review and Site Plan Review approval have been granted pursuant to Chapters 19.710 and 19.770, respectively.

19.215.030 Uses Permitted and Prohibited

- A. Notwithstanding the use regulations applicable to the underlying base zone, the use regulations set forth in Table 19.215.030 shall apply. Table 19.215.030 identifies permitted uses, uses that are subject to the approval of a minor or regular conditional use permit, or uses requiring other permits. Table 19.215.023 also identifies those uses that are specifically prohibited. Uses not listed in the table are prohibited unless the Zoning Administrator, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in Table 19.215.030.
- B. Where in conflict, the provisions of the Neighborhood Commercial Overlay Zone, shall supersede the provisions of the underlying base zone. Where the provisions of a Neighborhood Commercial Overlay Zone are in conflict with any applicable Specific Plan (SP), the more restrictive provisions shall apply.

Table 19.215.030
Use Regulations for the Neighborhood Commercial
Overlay Zone

Use	(NC) Overlay
Accessory uses	P
Adult Oriented Business	X
Alcohol Sales	C or MC
Antique shop	P
Arcades and internet cafes	MC
Art gallery	P
Artist studio (including photo)	P
Assemblages of people – nonprofit (religious, fraternal or service organizations)	X
Astrology and fortune telling	X
Auction house	X
Banks and financial services	P
Banquet halls and conference facilities	X
Bars, saloons and cocktail lounges	C
Bed and breakfast inn	X
Boat sales (new or used)	X
Business support services and facilities	P
Bus terminals	X
Caretaker living quarters	X
Catering establishments	X
Cemeteries, mortuaries and ancillary uses	X
Commercial recreation:	
A. Billiard and pool halls	X
B. Bowling alleys	X
C. Skate facility	X
D. Amusement parks	X
E. Golf courses	X
Check Cashing	X
Day care center (child or adult)	C
Drive-through business	X
Drug store or Pharmacy	P
Equipment sales, rental and repair (not vehicle or large equipment)	X
Entertainment establishments	X
Farmers market	MC
Florist shops	P
Furniture Upholstery	X
Health and fitness club	C
Heliport or Helistop	X

Table 19.215.030
Use Regulations for the Neighborhood Commercial
Overlay Zone

Use	(NC) Overlay
Hospital/medical services:	
A. Hospital	X
B. Medical/dental offices	C
C. Laboratory and research facilities	P
D. Emergency or urgent care (not part of a hospital or clinic)	X
Hotel or Motel	X
Library	C
Lumber and building materials (Outdoor Storage)	X
Multi-tenant indoor mall	X
Museum	C
Offices (business and professional)	P
Outdoor dining	P
Outdoor display of merchandise	X
Outdoor food preparation associated with outdoor dining	MC
Outdoor sales and storage:	X
Pawn shop	X
Pet store (sales and grooming, no boarding)	P
Personal services (barber, beauty salon/spa, tailor, dry cleaner, self-service laundry, etc.)	P
Planned Developments (non-residential)	X
Plant nurseries	X
Public uses and the use of public property	C
Publishing and Printing	X
Recycling Facilities:	
A. Indoor collection centers	X
B. Reverse vending machines	R
C. Bulk reverse vending machines	X
D. Mobile recycling units	X
E. Recycling centers and materials processing facilities	X
Repair shop – Small appliance and equipment (computer, appliance, watches, etc)	P
Restaurants and cafes (sit down only)	P
Retail sales – indoor only (excluding large equipment and vehicles) and consistent with the intent if this Chapter	
A. 20,000 sf or less	P
B. Greater than 20,000 sf up to 60,000 sf	MC
C. Greater than 60,000 sf or greater	X

Table 19.215.030
Use Regulations for the Neighborhood Commercial
Overlay Zone

Use	(NC) Overlay
Schools:	
A. College, university and professional	X
B. Grades K-12	X
C. Vocational and technical	X
D. Specialty (non-degree such as dance and martial arts)	MC
Second Hand or Thrift stores	X
Service station	X
Single-room occupancies	X
Tattoo or Body Piercing Parlor	X
Temporary uses:	
A. Circus	
B. Fair, concert, exhibit or similar	
C. Christmas tree and pumpkin sales	
D. Mobile medical unit (humans)	
E. Parking lot sales	
F. Non-commercial car wash	
	TUP Refer to Division III of Article VII of the Zoning Code
Vehicle and large equipment sales and service:	
A. Sales, rental and leasing – new	X
B. Sales, rental and leasing – used	X
C. Vehicle repair-major	X
D. Vehicle repair-minor	X
E. Dismantling	X
F. Vehicle wash facilities	X
G. Parts and accessories	X
Veterinary services:	
A. Clinics and small animal hospitals	MC
B. Incidental to a pet shop	MC
Wireless communication facilities	See Chapter 19.530, except that monopolies are prohibited

P=Permitted

C=Subject to the granting of a conditional use permit, Chapter 19.770

MC=Subject to the granting of a minor conditional use permit, Chapter 19.740

R=Annual recycling center use permit (processed pursuant to Chapter 19.750)

TUP=Temporary use permit, Chapter 19.750

X=Prohibited

sf=gross square feet

19.215.040 Additional Development Standards

The Planning Commission, through the Site Plan Review or other required discretionary permit review process, may establish development standards different from those of the underlying base zoning district on a case-by-case basis to ensure compatibility with adjacent residential neighborhoods and to minimize any potential adverse effects of the commercial development.

Chapter 19.220

Specific Plan Overlay Zone (SP)

19.220.010 Purpose

The Specific Plan Overlay Zone (SP) is established to implement Sections 65450 through 65457 of the State Government Code. The Specific Plan Overlay Zone may be applied to all properties within the City lying within the bounds of an adopted specific plan, except those properties within the Downtown Specific Plan. The area within the Downtown Specific Plan boundaries is within the Downtown Specific Plan Zone which establishes the zoning for that area and is not an overlay zone. The Specific Plan Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

19.220.020 Permitted Land Uses and Development Standards

For those properties where the Specific Plan Overlay Zone is applied, all permitted use restrictions, development standards, and other applicable standards or regulations governing development as contained within the adopted specific plan shall apply. To the extent that the specific plan does not enumerate use restrictions, development standards, or other applicable regulations, the standards associated with the underlying base zone shall apply. In the event that provisions of the adopted specific plan conflict with or do not correspond with the provisions of the underlying base zone, the provisions as contained in the adopted specific plan shall apply and supersede the underlying base zone requirements. Specific Plans shall be prepared and processed to Chapter 19.820 (Specific Plans).

Chapter 19.230

Water Course Overlay Zone (WC)

19.230.010 Purpose

The Water Course Overlay Zone (WC) is established to clearly identify and designate areas of the City as floodways, stream channels and areas which are subject to periodic flooding and accompanying hazards, and which should be kept free from particular structures or improvements which may endanger life or property or significantly restrict the carrying capacity of the designated floodway or stream channel. The Water Course Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones.

19.230.020 Permitted Land Uses

- A. Table 19.230.020 identifies permitted uses and uses that are subject to the granting of a conditional use permit. These land use regulations shall supersede the regulations of the underlying base zone. Uses and structures that were permitted or conditionally permitted prior to the addition of the WC Overlay Zone shall be subject to the additional provisions of Table 19.230.030.
- B. Uses not listed in Table 19.230.020 shall be prohibited unless the Zoning Administrator, pursuant to the provisions of Chapter 19.060 (Interpretation of Code) determines that the use is similar to and will have no greater impact than a permitted or conditional use listed in Table 19.230.020.
- C. No grading is permitted except as may be authorized under a Conditional Use Permit (CUP) for a permitted use.

Table 19.230.020
Permitted Land Uses in the Water Course Overlay Zone

Use		Notes, Exceptions and Special Provisions
Accessory Structures	C	As permitted by underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer.
Agriculture	P	Restricted to field crops and vine crops. Tree crops are prohibited.
Animal Keeping	P	Restricted to grazing animals and subject to Section 19.270.030(G)
Flood control facilities	P	Approved by the Riverside County Flood Control and Water Conservation District
Mining and excavation	C	
Public utility lines for transmission	P	
Recreation (public or private)	C	Restricted to field sports, lakes and ponds. No structures permitted.

19.230.030 Nonconforming Uses and Structures

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming use shall not be expanded but may be modified, altered or repaired to incorporate flood-proofing measures, provided such measures do not raise the level of the design flood.